



KEY FEATURES

- ±8,592 SF
- High Visibility with Frontage on Connecticut Ave NW
- 16 Dedicated Parking Spots
- AADT 40,000 - Connecticut Avenue NW
- ~150' from the Cleveland Park Metro Station
- Master Lease Expires 4/30/39

RETAIL

SUBLEASE | \$29.00 PSF

DARK WALGREENS - CONNECTICUT AVENUE

3524 Connecticut Avenue, NW
Washington DC, 20008

Excellent opportunity to sublease a former Walgreens location in the Cleveland Park area of Washington, DC. This property has great visibility on Connecticut Ave, a strong retail corridor of northwest DC. This location includes 16 dedicated parking spots, rare for this area.

LEARN MORE ABOUT THIS PROPERTY

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DARK WALGREENS - CONNECTICUT AVENUE

LOCATION

Address	3524 Connecticut Avenue, NW				
City	Washington	State	DC	Zip	20008

PROPERTY DETAILS

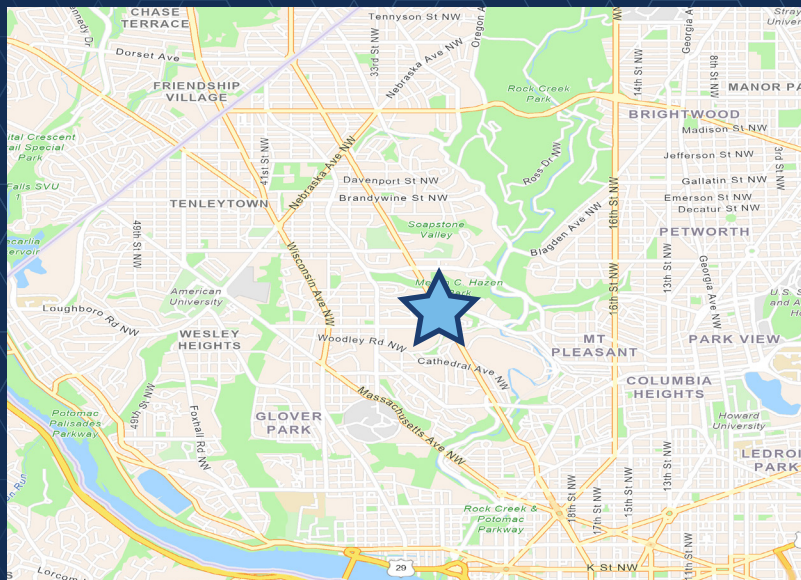
Property Type	Retail	Avail SF ±	8,592	Parking ±	16
Year Built ±	1925	Year Renovated	2007		

PRICING & TERMS

Lease Rt/SF	\$29.00
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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	30,430	354,443	776,881
Households	16,731	165,124	358,881
Average Household Income	\$163,335	\$151,609	\$147,237



LOCATION FEATURES

- Great frontage and visibility on Connecticut Avenue (40,000 AADT)
- Located less than a block from Cleveland Park Metro Station